

The Leven at Balgeddie Park, Glenrothes Specification

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Kitchen and Utility Room

- Stylish quality specification kitchen supplied and fitted by highly respected Ashley Ann
- Stainless steel inset kitchen sink with 1.5 bowl
- Stainless steel inset sink single bowl to the Utility room
- Egger range worktop and matching splashback
- Stainless steel extractor hood

Top of the range Bosch appliances

- Bosch stainless steel built in electric double oven
- Bosch stainless steel 4 burner gas hob
- Bosch integrated dishwasher
- Bosch integrated fridge freezer

Wardrobes and Storage

- High sliding mirrored wardrobe doors with satin trim (where applicable)
- White shelf and chrome hanging rails to wardrobes (where applicable)
- Hall accessed cupboards providing ample storage
- Dressing room to master bedroom
- Cloakroom to the ground floor

Internal Finishes and Decoration

- Stylish MDF facings, skirtings, window cills and apron plates
- Modern white Premdor internal doors with chrome handles and locks
- Premdor white smooth 5 glazed doors
- Serozzetta Morado polished chrome ironmongery
- Stylish staircase with white softwood spindles and oak handrail
- Walls finished with soft matt emulsion
- Ceiling finished with white matt emulsion
- Woodwork finished with brilliant white Eggshell/Satinwood finish

Electrics and Connectivity

- Feature under wall kitchen unit lighting complemented to create a contemporary ambience
- Pendant light fittings to all other ceilings with low energy bulbs
- TV/Sky Q point in lounge and master bedroom
- Master BT point located in the lounge
- Fibre broadband to the property provides high speed internet connectivity
- USB double sockets in kitchen and master bedroom
- Fitted door bell resonates throughout home from front entrance

Bathroom, En Suite and Cloakroom

- Featuring the Ideal Standard Tempo range sanitary ware and shower enclosures
- Contemporary Ceraplan SGL mono-mixer lever taps
- En suite shower room to master bedroom and bedroom two
- Stylish Kubos shower doors and screen
- Contemporary ceramic wall tiling above the vanity units, bath and around showers
- Chrome towel rail
- Statement mirror

Garage

- Integral double garage accessed from the utility room
- Gliderol white roller shutter door

Security, Plumbing and Heating

- External microgeneration photovoltaic solar panels
- Baxi Potterton gas fired central heating
- Radiators and towel rails fitted with thermostatically controlled valves
- Mains-fed smoke and heat alarms with battery back-up

External

- Premium composite front door set with multi point locking system, spy viewer, low access threshold and letter plate
- Manor half panel style rear door with multi-point locking system
- Stylish french doors opening onto patio area with multi-point locking system
- Modern double glazed windows with lockable handles
- Superior Marley Deepflow rainwater goods
- Reliable stainless steel exterior sensor lighting
- Thick, durable tarmac driveway with square edged finish
- Paved access paths to rear and front door and complimenting french door area
- High quality turfing in front and rear gardens
- 1.8m strong timber fencing to rear garden
- Durable Brabantia rotary dryer
- Outside cold water tap

Choice of colours available subject to build programme.
Specification may vary between house type and development. Ask our sales team for details.

“We choose Bosch appliances in our homes, designed to make everyday life easier – with appliances which are intuitive to use.”